

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

REVISED

WEDNESDAY, DECEMBER 19, 2012

6:00 PM PUBLIC HEARING

**LOCATION: BOARD ROOM
1ST Floor, Govt. Center**

Citizens are encouraged to call the Department of Planning on the day of the public hearing or meeting to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **WEDNESDAY, December 19, 2012**, at **6:00 p.m.** to consider the following:

**ZRTD 2012-0005
DOUBLETREE HOTEL**
(Zoning Conversion in the Route 28 Tax District)

Atlantic Space LLC, of Herndon, Virginia, has submitted an application to rezone approximately 7.89 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district at a maximum Floor Area Ratio (FAR) of 0.4 (0.6 FAR by special exception). The property is located within the Route 28 Taxing District and is also located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and partially within the FOD (Floodplain Overlay District). The subject property is approximately 7.9 acres in size and is located on the west side of Atlantic Boulevard (Route 1902) and south of East Severn Way (Route 847), at 21611 Atlantic Boulevard, Sterling, Virginia, in the Sterling Election District. The property is more particularly described as Tax Map Number /80//20////33/ (PIN# 031-45-4882). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Policy Area) which designate this area for Route 28 Core/Office Cluster uses and which recommend an FAR of 0.6 to 1.0.

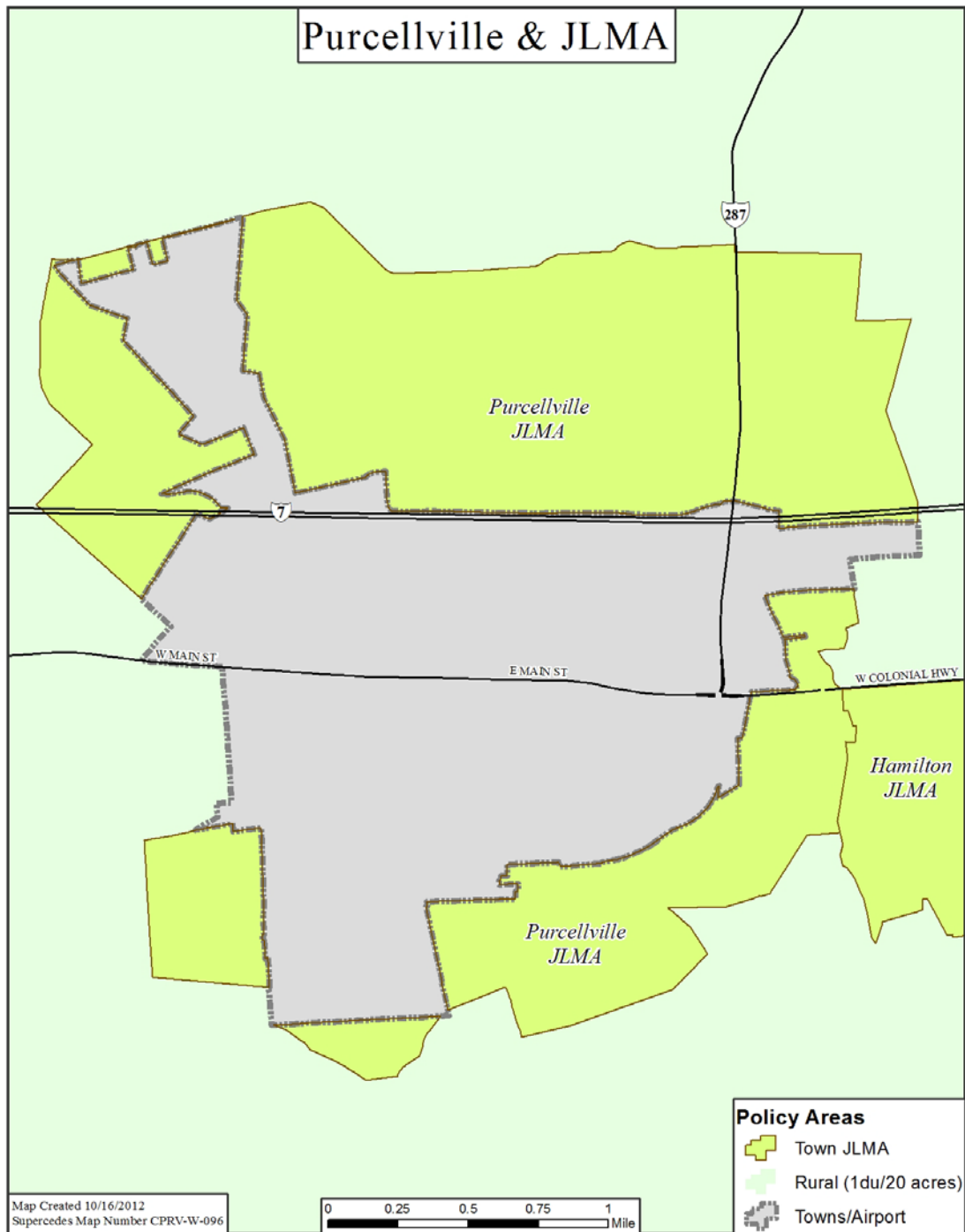
CPAM 2012-0002
**AMENDMENTS TO THE POLICIES OF THE REVISED GENERAL PLAN TO REVISE AND SUPERSEDE
POLICIES IN REGARD TO THE
PURCELLVILLE URBAN GROWTH AREA
MANAGEMENT PLAN (PUGAMP)**
(Comprehensive Plan Amendment)

Pursuant to Sections 15.2-2225 and 15.2-2229 of the Code of Virginia, and a motion passed by the Board of Supervisors at its March 20, 2012, Business Meeting, the Planning Commission hereby gives notice of a Comprehensive Plan Amendment (CPAM) to amend the Loudoun County General Plan (revised July 23, 2001) (Revised General Plan) to revise and supersede policies in regard to the Town of Purcellville and the Purcellville Joint Land Management Area. Such revisions will delete, eliminate, and/or replace policies related to the area plan known as the Purcellville Urban Growth Area Management Plan (PUGAMP). This CPAM is in accordance with a recommendation made by the Purcellville Joint Policies Review Committee on February 21, 2012, that was reaffirmed by a resolution to repeal PUGAMP passed by the Town Council of the Town of Purcellville, on August 14, 2012.

PUGAMP grew out of a Joint Annexation Agreement approved by Loudoun County and the Town of Purcellville (the "Town"), in 1994, which governs the Town's ability to annex property within certain areas surrounding the Town designated as the Purcellville Joint Land Management Area (JMLA). As required by the Joint Annexation Agreement, the PUGAMP was jointly adopted in 1995 by Loudoun County and the Town, is a component of the Revised General Plan, and provides detailed land use and growth management policies that address land use, development densities, transportation, proffer guidelines, and public utilities and facilities for the Purcellville JMLA.

The proposed CPAM, includes, without limitation, amendments to: 1) Chapter 1, *Introduction*, section entitled *Relationship to Other County Planning Documents*, Chapter 2 *Planning Approach*, section entitled *Wastewater and Water Treatment*, Chapter 9, *The Towns*, sections entitled *Growth Management*, *Public Utilities Policies*, *Purcellville*, and *Purcellville Joint Land Management Area Policies*, and Chapter 11 *Implementation*, *Implementation Strategy* in order to revise, insert, and/or delete and eliminate policies and text in regard to PUGAMP and the Town of Purcellville; 2) The maps entitled "*Planned Land Use*", "*Hamilton & JMLA*", and "*Purcellville & JMLA*" in order to update the boundary for the Town to include recently annexed properties and revise the planned land use of the JMLA as "Rural-(Within Town JMLA)"; and 3) Such other sections of the Revised General Plan as necessary to implement and maintain consistency with the proposed amendments. Additionally, in conjunction with this CPAM, the Board of Supervisors will consider the repeal of the Joint Annexation Agreement.

The Purcellville JMLA covers approximately 2,200 acres (3.44 square miles) of land surrounding the incorporated Town of Purcellville. The Purcellville JMLA is generally bisected by West Main Street/East Main Street/West Colonial Highway (Route 7) and is generally located south of Alder School Road (Route 711), on the east side and east of the Town's western boundary and Hillsboro Road (Route 690), and within approximately one-half mile beyond the Town's eastern and southern boundaries. The boundaries of the Purcellville JMLA are shown on the map included as part of this published notice.



Full and complete copies of the above-referenced proposed Comprehensive Plan Amendment and related documents may be examined in hard copy at the Loudoun County Department of Planning, County Government Center, 1 Harrison Street, S.E., 3rd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0246, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. For further information, contact the Department of Planning at 703-777-0246.

SPEX 2012-0019 & SPEX 2012-0020
ASHBURN CENTER NORTH
(Special Exceptions)

Latisys-Ashburn North, LLC, of Englewood, Colorado, has submitted applications for special exceptions to permit office, administrative, business, or professional uses (data center), which do not meet the criteria contained in Section 4-503(G), and an increase in the maximum Floor Area Ratio (FAR) from 0.40 to 0.60 in the PD-IP (Planned Development-Industrial Park) zoning district. The property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed office use and increase in maximum FAR are permitted by Special Exception under Sections 4-504(A) and Section 4-506(C), respectively. The subject property is approximately 10.97 acres in size and is located on the east side of Ashburn Village Boulevard (Route 2020) and on the north side of Red Rum Drive (Route 2703), in the Ashburn Election District. The property is more particularly described as Tax Map Number /79//69//35A4/ (PIN# 088-48-1748). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), the 2010 Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate this area for office and research and development uses.

SPEX 2012-0034
STONE RIDGE - BYRNES FIELD LIGHTS
(Special Exception)

The Board of Supervisors, acting through the Department of Construction and Waste Management, has submitted an application for a special exception to permit lighted playing fields in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), zoning district. The property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-504(I). The property is approximately 25.02 acres in size and is located on the west side of Mineral Springs Circle (Route 2625), north of Cordgrass Circle (Route 2642), and south of Feldspar Place, at 24915 Mineral Springs Circle, Aldie, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number 100/C17/////1/ (PIN# 205-35-8697). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), which designate this area for residential uses.

SPEX 2012-0028 & SPEX 2012-0030
ASHLEIGH AT LANSDOWNE
(Special Exceptions)

Retirement Unlimited, Inc. of Roanoke, Virginia, has submitted applications for special exceptions to permit a memory care facility and an assisted living facility in the PD-AAAR (Planned Development-Active Adult/Age Restricted) zoning district. The property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed uses are listed as Special Exception uses under Section 4-1305(A) and 4-1305(C), respectively. The area of the proposed special exceptions is an approximately 5.3-acre portion of an approximately 39.38 acre parcel that is located on the north side of Woodridge Parkway (Route 2403) and on the east side, and east, of Slatestone Court, at 44219 Slatestone Court, Leesburg, Virginia, in the Ashburn Election District. The property is more particularly described as Tax Map Number /62///8/////3/ (PIN# 055-25-7127). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designate this area for Keynote Employment development.

SPEX 2012-0036
BRAMBLETON COMMUNITY PARK
(Special Exception)

The Board of Supervisors, acting through the Department of Construction and Waste Management, has submitted an application for a special exception to permit lighted playing fields in the PD-H4 (Planned Development-Housing), administered as R-8 (Single Family Residential), zoning district. The property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-504(I). The area of the proposed special exception is an approximately 63.23-acre portion of an approximately 126.68 acre parcel that is located along the east and west sides of Belmont Ridge Road (Route 659), south of Alford Road (Route 646) and Croson Lane (Route 645), at 22376, 22377, 22388, and 22389 Belmont Ridge Road, Ashburn, Virginia, in the Blue Ridge and Dulles Election Districts. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN #	ACRES	ADDRESS	OWNERSHIP
/92////////34/	157-17-5653	28.72	22376 Belmont Ridge Road Ashburn, Virginia	Loudoun County Board of Supervisors
/91///7////26/	157-16-1062	86.66	22377 Belmont Ridge Road Ashburn, Virginia	Northern Virginia Regional Park Authority
/91///7////27/	157-25-2434	11.48	N/A	Northern Virginia Regional Park Authority

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designate this area for residential uses.

ZMOD 2012-0006
THE GEORGE WASHINGTON UNIVERSITY COMPREHENSIVE SIGN PLAN
(Zoning Ordinance Modification)

The George Washington University, of Washington, D.C., has submitted an application pursuant to Section 700.2 of the 1972 Zoning Ordinance to modify the applicable provisions of Section 523 of the 1972 Zoning Ordinance to implement a Comprehensive Sign Package that proposes changes to the permitted type, number, location, size, height, and illumination of signs. The property is being developed pursuant to ZMAP 1986-0029 (University Center); ZMAP 1992-0004 (University Center Parcels G, J, K, M, & P); ZCPA 1992-0009 (University Center); ZCPA 2000-0009 (University Center Land Bays D, E, F, H, P1, I4, & N); and ZCPA 2006-0005 (University Center) in the PD-RDP (Planned Development-Research Development Park) zoning district under the 1972 Zoning Ordinance. The property is located within the Route 28 Taxing District. The property is also located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The subject property is approximately 123 acres in size and is located along the north and south sides of George Washington Boulevard (Route 1050); on the west side, and west, of Riverside Parkway (Route 1052); and on the north side, and north, of Harry Byrd Highway (Route 7), in the Algonkian Election District. The property is more particularly described as follows:

TAX MAP NUMBER	PIN #	ADDRESS
/63/E/1////2/	039-46-6559	20085, 20101 Academic Way, Ashburn, Virginia
/63/E/1////1/	039-47-4460	45065 Riverside Parkway, Ashburn, Virginia
/63/E12///GW2/	039-36-6681	N/A
/63/E12///GW1/	039-37-0350	45085 University Drive, Ashburn, Virginia
/63/E/3////12	039-26-3557	44970 Knoll Square, Ashburn, Virginia
/63/E/1////N/	039-27-5116	N/A
/63/E/3////14/	039-17-4565	N/A

/63/E/3///11/	039-16-8997	44983 Knoll Square, Ashburn, Virginia
/63/E13///UC4/	057-40-9553	N/A
/63/E13///UC3/	039-45-6733	20020 Highland Vista Drive, Ashburn, Virginia

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community) and Route 28 Corridor Policy Area) and the Dulles North Area Management Plan, which designate this area for Route 28 Business uses and which recommend a FAR of 0.4 to 1.0.

ZCPA 2012-0003
GOOSE CREEK PRESERVE
(Zoning Concept Plan Amendment)

Brookfield Goose Creek Preserve LLC, of Fairfax, Virginia, has submitted an application to amend the concept plan and proffers approved with ZMAP 2002-0009, Goose Creek Preserve, in order to revise the design of 64 multi-family dwelling units, and revise proffered open space and recreational amenities, with no resulting change in density, in the PD-H4 (Planned Development-Housing), administered as R-8 Affordable Dwelling Unit (Single Family Residential with Affordable Dwelling Units), zoning district. The subject property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The applicant is also requesting modifications of Zoning Ordinance (ZO) sections as follows:

Zoning Ordinance Section	Proposed Modification
ZO § 4-110(l)(2) Site Planning-Internal Relationships, Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses	Eliminate the 50-foot wide common open space buffer with a Type 2 Buffer Yard between certain internal multi-family and single family attached and single family detached residential landbays.
ZO § 7-803(C)(3)(a) Yards, Multi-family structures, Front	Reduce minimum front yards from 20 feet to 10 feet.

(More detailed descriptions of each specific modification are available upon request.)

The subject property is approximately 4.49 acres in size and is located on the west side of Belmont Ridge Road (Route 659), on the east side of the Goose Creek, and south of Sycolin Road (Route 625) and the Dulles Greenway (Route 267), in the Blue Ridge Election District. The subject property is more particularly described as Tax Map Number /78/////////7/ (PIN# 154-37-0101). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) which designate this area for residential uses and which recommend a density of up to 4.0 dwelling units per acre.

ZMAP 2010-0007
LOUDOUN CENTER
(Zoning Map Amendment Petition)

DuPont Fabros Development LLC, of Washington, D.C., has submitted an application to rezone approximately 96.45 acres from the PD-OP (Planned Development-Office Park) zoning district under the Revised 1993 Zoning Ordinance, to the PD-MUB (Planned Development-Mixed Use Business) and PD-OP (Planned Development-Office Park) zoning districts under the Revised 1993 Zoning Ordinance, in order to replace the proffers approved with ZMAP 1993-0003, Worldcom Northern Virginia Campus, which currently govern the property, with new proffers; develop the proposed PD-OP zoning district with a utility substation with no resulting change in density, and develop the proposed PD-MUB zoning district with up to 1,823,530 square feet of non-residential uses, to include, without limitation, a hotel, and up to 774 multi-family dwelling units (density of 8.4 dwelling units per acre) at an overall Floor Area Ratio (FAR) of up to 0.68. The property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours, and is

located partially within the Route 28 Taxing District. This application is subject to the Revised 1993 Zoning Ordinance. The applicant is also requesting modifications of Zoning Ordinance (ZO) sections as follows:

Zoning Ordinance Section	Proposed Modification
ZO §1-205(A), Lot Access Requirements	Allow lots to have frontage on private streets in lieu of a Class I, Class II, or Class III road, or private access easement.
ZO §1-205(A)(1), Lot Access Requirements; ZO §4-1355 (I)(4) Development Standards, Concept Development Plan; and ZO§5-900(C), Access From Major Roads	Allow new secondary access points (right-in/right-out entrances) to arterial or major collector roads at new locations other than existing median breaks, planned median breaks, or other locations approved by Loudoun County or VDOT.
ZO §4-1355(C), Vertical Mix	Reduce the minimum percentage of buildings within the PD-MUB District required to contain a vertical mix of at least 2 different use categories from 50% to 20%.
ZO §5-900(A)(9)(a) and §5-900(A)(10)(a), Building Setbacks from Arterial and Major Collector Roads	Reduce the minimum required building setback along all arterial roads from 100 feet to 50 feet; and Reduce the minimum required building setback along all major collector roads from 75 feet to 50 feet.
ZO §5-1103(A), Parking Facilities	Increase the maximum permitted distance from the principal entrance of the building lot being served to parking facilities located on a separate lot/parcel from 500 feet to 1,000 feet.

(More detailed descriptions of each specific modification are available upon request.)

The subject property is located on the south side of Waxpool Road (Route 625/640), on the north side of Loudoun County Parkway (Route 607), and northeastward of Shellhorn Road (Route 643), in the Broad Run Election District. The property is more particularly described as Tax Map Numbers /79//84/////A/ and /79//84/////B/ (PIN#s 061-36-2081 and 061-28-5606, respectively). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), the Countywide Retail Plan, the Toll Road Plan, the 2010 Countywide Transportation Plan, and the Loudoun County Bicycle and Pedestrian Mobility Master Plan, which designate this area for Keynote Employment and Route 28 Business uses and which recommend a FAR of between 0.4 and 1.0.

ZMAP 2010-0008
LOUDOUN METRO
(Zoning Map Amendment Petition)

DuPont Fabros Development LLC, of Washington, D.C., has submitted an application to rezone approximately 232.92 acres from the PD-OP (Planned Development-Office Park) and the PD-RDP (Planned Development-Research and Development Park) zoning districts under the Revised 1993 Zoning Ordinance to the PD-MUB (Planned Development-Mixed Use Business) and PD-TC (Planned Development-Town Center) zoning districts under the Revised 1993 Zoning Ordinance in order to replace the proffers approved with ZMAP 1986-0056, Dulles-Berry; ZMAP 1993-0003, Worldcom Northern Virginia Campus; and ZMAP 2000-0006, Greenway Corporate Park, which currently govern the property, with new proffers and develop the proposed PD-MUB and PD-TC zoning districts with up to 4,128 multi-family dwelling units, at a density of approximately 18 dwelling units per acre, and up to 2,083,252 square feet of office, data center, hotel, and retail uses, and a minimum of 198,338 square feet of civic uses, for a collective non-residential Floor Area Ratio (FAR) of approximately 0.23. The subject property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours, and is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance.

The applicant is also requesting modifications of Zoning Ordinance (ZO) sections as follows:

Zoning Ordinance Section	Proposed Modification
ZO §1-205(A), Lot Access Requirements	Allow lots to have frontage on private streets in lieu of a Class I, Class II, or Class III road, or private access easement.
ZO §4-802, Size, Location and Components	Increase the maximum permitted size of a PD-TC district from 60 acres to approximately 114 acres.
ZO §4-805(D)(2), Yards (Side), within the Town Center Core; and ZO §4-805(E)(2), Yards (Side), within the Town Center Fringe	Reduce minimum side yards in the Town Center Core and Town Center Fringe for non-residential uses abutting a lot used or planned for residential purposes from 15 feet to 0 feet.
ZO §4-805(D)(3), Yards (Rear), within the Town Center Core; and ZO §4-805(E)(3), Yards (Rear), within the Town Center Fringe	Reduce minimum rear yards in the Town Center Core and Town Center Fringe for non-residential uses abutting a lot used or planned for residential purposes from 30 feet to 0 feet.
ZO §4-805(F)(1), Other yard, requirements, Adjacent to roads	Reduce both the minimum 35-foot building setback and 25 foot parking setback from any road to 5 feet for all internal streets located within the PD-TC district.
ZO § 4-806(B), Building Height	Increase the maximum building height in the Town Center Core from 60 feet to 120 feet, and in the Town Center Fringe from 40 feet to 100 feet, without any additional building setbacks.
ZO §4-807(B) and ZO §4-807(C), Land Assembly Requirements	Increase the maximum distance from one boundary of the Town Center Core to the farthest boundary from 1,200 feet to 1,600 feet; and Increase the maximum distance from one boundary of the entire Town Center to the farthest boundary from 2,500 feet to 3,900 feet.
ZO § 4-808(B) and ZO §4-808(C), Land Use Arrangement and Use Limitations	Increase the maximum perimeter of a full block in the PD-TC district from 1,600 feet to 3,200 feet; and eliminate the requirement for each block of the Town Center to include an alley.
ZO §4-808(D), Land Use Arrangement and Use Limitations	Allow the 40,000 square foot town green required for the PD-TC district to be provided as 2 separate town greens totaling 40,000 square feet.
ZO §4-808(F), Land Use Arrangement and Use Limitations	Increase the maximum percentage of land area allowed for residential use in the PD-TC district from 50% to 55%.
ZO §4-808(H), Land Use Arrangement and Use Limitations	Reduce the minimum percentage of land area required for civic uses in the PD-TC district from 10% to 0%.
ZO §1-205(A)(1), Lot Access Requirements; ZO §4-808(Q), Access from Major Roads; ZO §4-1355 (I)(4), Concept Development Plan; and ZO §5-900(C), Access From Major Roads	To allow new access points (public or private) to arterial or major collector roads at new locations other than existing median breaks, planned median breaks, or other locations approved by Loudoun County or VDOT; and Permit primary access on residential neighborhood streets from major collector roads.
ZO §4-1355(C), Vertical Mix	Reduce the minimum percentage of buildings within the PD-MUB District required to contain a vertical mix of at least 2 different use categories from 50% to 25%.
ZO §4-805(D)(1), Yards (Front), within the Town Center Core; and ZO §5-900(A)(9)(a) and ZO §5-900(A)(10)(a), Building Setbacks from Arterial and Major	Increase the maximum permitted front yard in the Town Center Core from 25 feet to 50 feet; Reduce the minimum required building setback along all arterial roads from 100 feet to 50 feet; and Reduce the minimum required building setback along all major collector roads from 75 feet to 50 feet.

Collector Roads	
ZO §5-1103(A), Parking Facilities	Increase the maximum permitted distance from the principal entrance of the building lot being served to parking facilities located on a separate lot/parcel from 500 feet to 1,000 feet.
ZO § 5-1400, Buffering and Screening	Eliminate all required buffer yards within the PD-TC district.

(More detailed descriptions of each specific modification are available upon request.)

The subject property is located on the north side, and north, of Shellhorn Road (Route 643), and along the east and west sides of Loudoun County Parkway (Route 607), in the Broad Run Election District. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN #	ACRES	ZONING	ADDRESS
/79//84/////F/	089-49-6285	78.99	PD-OP, PD-RDP	N/A
/79////////28/	089-48-1925	30.55	PD-OP	22100 Shellhorn Road Ashburn, Virginia
/79////////54/	062-36-1210	96.8	PD-RDP, PD-OP	22318 Shellhorn Road Ashburn, Virginia
/79//84/////E/	089-30-9997	26.58	PD-OP	N/A

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), the Countywide Retail Plan, the Toll Road Plan, the 2010 Countywide Transportation Plan, and the Loudoun County Bicycle and Pedestrian Mobility Master Plan, which designate this area for Keynote Employment uses and which recommend a FAR of between 0.4 and 1.0.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the hearing will be moved to the following Wednesday at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical,

sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.